

Terry Thomas & Co

ESTATE AGENTS



10 Glan Yr Ystrad

Johnstown, Carmarthen, SA31 3NY

This attractive end-terrace family home is ideally situated in the popular Johnstown area of Carmarthen, offering well-presented and practical accommodation including three bedrooms and two bathrooms. The property is conveniently located close to the local secondary school and leisure centre, with excellent transport links providing easy access to Carmarthen town and surrounding areas. For those looking to enjoy the coast and countryside, the historic Llansteffan Castle and beautiful surrounding coastline are just a short drive away. An ideal home for families, first-time buyers or investors looking for a well-located property with excellent local amenities close at hand. ****No onward chain****

Offers in the region of £185,000

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Entrance Hallway

Accessed via a uPVC double glazed entrance door, the hallway has wood-effect flooring, radiator, built-in coat and boot cupboard with sliding door fronts, and a dog-leg staircase leading to the first floor. Doors lead through to the lounge and kitchen.

Kitchen

2.70m x 2.75m

Fitted with a range of maple-effect base and wall units incorporating granite-effect work surfaces and a stainless steel sink. There is a freestanding Beko cooker with four-ring hob, oven and grill, together with a pull-out extractor over. Tiled walls are positioned between the base and wall units, while the floor is finished with Indian slate-effect tiles. A uPVC double glazed window overlooks the front, with space for a fridge/freezer and a double-panel radiator.

Lounge

4.63m x 4.50m

A generous reception room featuring an Adam-style fireplace with marble hearth and backplate, housing a mains gas fire with flicker-flame effect. The room has wood-effect flooring, contemporary wall-mounted radiator and useful under-stair storage cupboard. An open way leads through to the rear sun lounge.

Sun Lounge

2.39m x 1.79m

Featuring wood-effect flooring, uPVC double

glazed double doors opening onto the rear paved patio and an additional uPVC double glazed window. The room benefits from a vaulted uPVC double glazed roof, providing an additional versatile reception space.

Utility Area

Located off the lounge, the utility area provides plumbing for a washing machine and space for a tumble dryer.

Cloakroom

Fitted with an economy flush WC and corner-mounted floating wash hand basin with mosaic glass tiled splashback. uPVC double glazed window to the rear.

First Floor Landing

The landing provides access to the loft space and doors leading to all three bedrooms and the family bathroom.

Bedroom One

3.94m x 2.72m

A good-sized rear-facing bedroom with uPVC double glazed window overlooking the rear garden and single-panel radiator

Bedroom Two

2.40m x 1.77m

Rear-facing bedroom with uPVC double glazed window and double-panel radiator.

Bedroom Three

maximum approximately 3.42m x 2.72m

Front-facing bedroom with uPVC double glazed window and single-panel radiator.

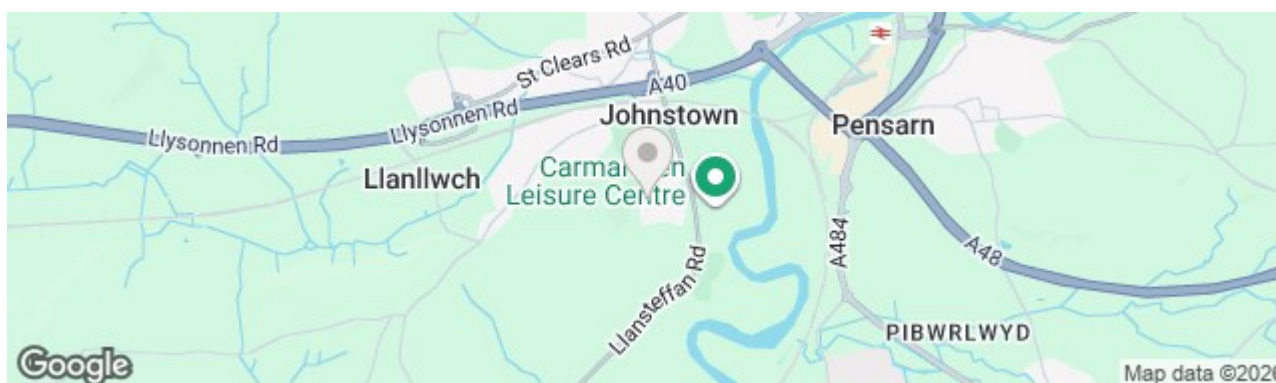
Family Bathroom

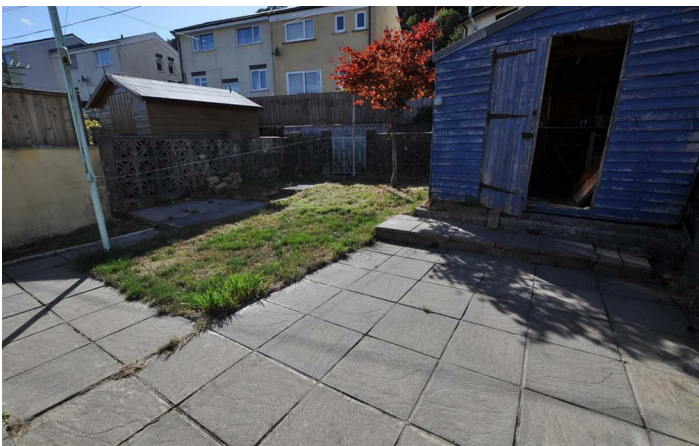
2.02m x 1.79m

Fitted with a close coupled WC, wash hand basin set within an Avanti vanity unit with high-gloss grey door fronts, and panel bath with Mirasport power shower over and glass shower screen. There is a uPVC double glazed window, double-panel radiator and predominantly tiled walls with decorative patterned border and marble-effect wall panelling.

Outside

The property benefits from off-road parking for at least two vehicles, situated on a decorative stone forecourt, with an additional lawned garden area leading towards the property. A shrubbed border runs along the right-hand boundary, with a concrete pathway providing access to the front entrance. There is also the benefit of side pedestrian access. To the rear is a tiered garden with a generous paved patio area immediately adjoining the property. Steps lead up to a further garden area comprising an additional paved patio, lawn and concrete base, providing an ideal location for a garden store or shed. **No onward chain**







Floor Plan



Type: House - End Terrace
Tenure: Freehold
Council Tax Band: C

Services: Mains Electricity, Drainage, Water and Gas.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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